



**歷史建築的無限可能
青年領袖的「市區更新」初體驗**

**First Urban Regeneration Experience
- An Inspiration to Young Leaders**

「開始時，我對『市區更新』毫無概念。現在計劃完成，回頭再想這四個字，我看到的是古與今的平衡——如何讓社區歷史古蹟追上時代步伐，但又不任由發展影響舊有味道，兼且向公眾傳遞箇中價值？」就讀中五的周傑鋒說：「原來真不容易。」

來自東華三院黃笏南中學的周傑鋒同學及其團隊，早前參與市區重建局（市建局）與東華三院合辦的「青年領袖計劃」並勇奪獎項，對市區更新工作自是有深刻體會。為更了解市區重建，從去年十月開始，一班同學便參加了不同的導賞和實地考察活動，以及出席領袖培訓工作坊等。學成後，團隊遂發揮創意，為灣仔舊區的保育活化項目「茂蘿街七號」構思一個既兼顧歷史建築特色和周邊社區環境，又能促進長幼共融和社區連繫的市區更新方案。

「到埗時最擔心去錯地方。聽說這叫『綠屋』，沒想到鬆成一片白，舊有韻味保留得真好，特別是陽台和廚房。那些觸得到的瓦片和木樑，跟歷史博物館的複製品是兩回事。」這是周傑鋒第一次來訪的感受，至於同組拍檔張綽諾卻是重遊舊地，因他早幾年曾到場參觀「老夫子漫畫作品展」，「那次為的是看展覽，對歷史建築興趣不大。這次重訪，我開始從另一個角度去看它，想像過去人們真實生活的痕跡，也特別喜歡加建的玻璃幕牆結構，新舊交融。」

如何令年輕人結連舊建築？

這啟發他們從本位出發思考：怎樣才能令年輕人對舊建築產生興趣？

周傑鋒說：「我曾經以為古蹟只能成為博物館，聯想到文物呀名畫呀那些，這也是很多人的刻板印象。但時至今日，我們必須把舊建築結合商業和社區用途，方能吸引年輕一代，因為他們不會單單為了歷史而去看舊建築，而是為了那兒有自己想做兼有fun（樂趣）的活動。年輕人到來，歷史價值才有機會推廣。」張綽諾補充：「命名也很重要，要合潮流。年輕人一聽到『博物館』三個字，已經沒興趣了。」



學生實地考察「茂蘿街七號」，深入了解保育和活化歷史建築的挑戰。

The field trip to '7 Mallory Street' deepens students' knowledge about the challenges of preservation and revitalisation of heritage buildings.



保育活化項目融入了一項天橋設計，是考察「茂蘿街7號」新舊交融的最佳視點。

Students walk across the link bridge at 7 Mallory Street overseeing the preserved architecture from above.



周傑鋒和張綽諾（後排左一及左二）與獲獎的東華三院黃笏南中學團隊合照。他們說，「青年領袖計劃」拉闊了他們對市區更新的想像。Chow Kit-fung and Cheung Cheuk-nok (1st and 2nd from left in the back row) pose for a group photo with their team from TWGHs Wong Fut Nam College. Both of them say the Young Leaders Programme has inspired them with more ideas and possibilities over urban regeneration.

疫情為今年的「青年領袖計劃」帶來很多挑戰，包括無法親身訪問舊區居民。幸好人人家中都有「寶」——身邊的長輩們，每個「寶」都留下了一些昔日香港的生活印記。於是同組15位同學都有同一個任務：回家找自己的長輩傾談，請他們把自己的香港故事娓娓道來，並且分享對舊建築發展的意見。「嫻嫻告訴我，當年她是游水偷渡來港的，從那麼遠的地方來，真艱辛，很有毅力！」張綽諾稱：「說實在，自己從前也不太會聆聽長輩，因為智能手機太吸引了……而長輩也很少主動分享。」倒是因為參加今

次計劃，同學們無形中與舊區的人和事連結起來。

一個故事換一杯茶

為此，他們以「時光·基地」來構思「茂蘿街七號」的形象，發揮想像：它既是呈現往昔生活面貌的「時光機」，也是拉近人際距離的休閒「基地」。

周傑鋒和張綽諾同是校園電視台成員，二人在限聚令下合力製作短片，以光影呈現「時光·基地」，建議活動包括：緬懷香港電影黃金時代的「舊式電影院」；在新舊之間重現香港傳統遊戲的「虛擬遊戲閣」；以一個故事換一杯茶、建構社區集體回憶的「故事茶室」等。這些點子，最後為團隊摘得「最Connect社區計劃」獎項。

「青年領袖計劃」由市建局與東華三院合辦，今年已是第三屆，吸引到七間學校共105位學生參加。計劃多年來注重培育青年的領袖才能，以及鼓勵他們關心社區，尤其走進舊區了解老化問題及更新工作。東華三院高級教育主任（中學教育）張業崇讚賞今年的得獎作品從人本角度出發，多元兼具創意。他認為「青年領袖計劃」是難得機會，讓同學了解市區更新理念之餘，還引領他們走進社區，聆聽長輩，以創意思維和團隊精神為社區解難。



東華三院高級教育主任（中學教育）張業崇。
Cheung Ip-sung, TWGH's Senior Education Officer (Secondary Education).



同學們一起參與領袖培訓工作坊。
Students attend leadership training as part of the programme content.

「當中一個關鍵元素是有情境的教育。這不同於各種校內活動和興趣班，也不同於一場辯論比賽。它鼓勵同學走出學校，面向不同的社群，從而了解在地文化，思考怎樣重建才能為社區帶來最有意義的改變。而且計劃設計兼具起承轉合，從開始的訓練到最後的口頭報告，歷時幾個月，必須學習堅持，以毅力完成作品。」張業崇說：「疫情下，又更考驗學生的彈性了。」

「青年領袖計劃」明年將新加入兩間學校，鼓勵更多同學參與，像兩位得獎同學那樣拓闊對市區更新的想像。周傑鋒說：「『茂蘿街七號』打破了我對活化的刻板印象：古蹟不只能成為博物館，還有很多可能。」張綽諾則道：「活化就是為舊建築注入新元素，承傳文化，讓新與舊並存而且融合的工作。」



Jointly organised by the Urban Renewal Authority (URA) and the Tung Wah Group of Hospitals (TWGHs) with an aim to cultivate leadership and foster young people's care for their community, in particular the problem of urban decay of old districts and the renewal work, the Young Leaders Programme has attracted 105 participating students from 7 schools for the third year. Since October 2019, the students have joined various docent tours and field trips, as well as leadership training workshops before coming up with creative regeneration proposals for '7 Mallory Street', a preservation and revitalisation project in the Wan Chai old district. Taking into consideration the historic architecture and nearby community in the neighbourhood, the students' proposals were tasked to enhance cross-generation harmony and social connectivity.

They contemplated from their own perspective and explored ways to draw young people's interest in historical buildings. "Old buildings must be integrated with commercial and communal functions in order to appeal to the younger generation. Young people are attracted to historical architectures not only because of history, but the desired or fun activities taking place there also count. The historical values of preserved buildings could only be promoted with visits by young people," said Chow Kit-fung from TWGHs Wong Fut Nam College.

The Young Leaders Programme encountered numerous challenges this year due to the COVID-19 pandemic. Since the participating students had not been able to interview in person with residents in the old districts, Chow and his team members went home instead to chat with their senior family members. They asked the seniors about their own stories of Hong Kong and views on the preservation of heritage buildings, and were connected with people in the old neighbourhood.

The team proposed a series of different activities to be held at '7 Mallory Street', including "Cinema Nostalgia" recollecting Hong Kong films in the golden age, "Virtual Game Corner" featuring Hong Kong's traditional games and "Storyteller Forum" rebuilding collective memories of the community, which eventually earned the team the "Most Connective Community Award". Cheung Ip-sung, TWGH's Senior Education Officer (Secondary Education), complimented the winning project as people-oriented, diversified and creative. He believed the Young Leaders Programme has not only provided an invaluable opportunity for students to understand the mission of urban renewal, but also enabled students to engage with the community and listen to the elderly, as well as to solve problems for the community with creativity and team spirit. Leveraging on its success, the programme will be extended to cover more schools and students next year.

專題報告日上，由東華三院行政總監蘇祐安先生（上圖右）及市建局行政總監韋志成先生（上圖左）組成的評審團，透過視像會議，與學生互動交流（下圖）。

The Adjudication Panel formed by TWGHs Chief Executive Mr Albert SU (right in the upper photo) and URA Managing Director Ir WAI Chi-sing (left in the upper photo) exchange views with the students via online-conferencing on the Presentation Day (lower photo).